

SHREWSBURY TOWN COUNCIL

Planning Committee Meeting held at Livesey House, 7 St John's Hill At 6.00pm on Tuesday 14 May 2024

PRESENT

Councillors P Moseley (Chairman), R Dartnall, M Davies, N Green, K Halliday, C Lemon and A Wagner.

IN ATTENDANCE

Helen Ball (Town Clerk) and Michelle Farmer (Committee Officer).

APOLOGIES

Apologies were received from Councillor Wall and Amanda Spencer (Deputy Town Clerk)

01/24 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	<ul style="list-style-type: none">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council.
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02/24 MINUTES OF THE LAST MEETING

The minutes of the Planning Committee meeting held on 23 April 2024 were submitted as circulated and read.

Councillors Green, Halliday and Moseley voted to abstain as they were not present at the meeting on 23 April 2024

RESOLVED:

That the minutes of the Planning Committee meeting held on 23 April 2024 be approved and signed as a correct record.

03/24 MATTERS ARISING

03.1 Re-consultation - 24/01189/FUL - 15 Washford Road, Shrewsbury

The Town Council previously objected to this application as the plans showed that the spread of the roofing appeared to encroach onto the neighbouring property.

Shropshire Council had now provided Committee with revised plans from the applicant and asked if the Town Council would like to comment any further in relation to the revised plans received or if their objection would remain in place.

RESOLVED:

The Town Council raise no objection to the revised plans and that their original objection be withdrawn.

03.2 Re-consultation - 24/00968/FUL - 19 Porthill Drive

The Town Council previously objected to this application as the proposed extension was not in keeping with the street scene in terms of materials and roofscape.

Shropshire Council had now provided Committee with revised plans from the applicant and asked if the Town Council would like to comment further in relation to the revised plans received or if their objection would remain in place.

RESOLVED:

The Town Council raise no objection to the revised plans and that their original objection be withdrawn.

04.2 Re-consultation - 24/01340/FUL – Former Builders Yard, Red Barn Lane.

The Town Council looked at this application at the meeting held on 23 April 2024 and objected on the grounds of overdevelopment. Members welcomed the amended designs received but still had concerns about the size of each property and the overall footprint of the development. The style did not appear to be in keeping with the surrounding area. The site was within the Conservation area and members felt the development would be detrimental to the Rad Valley which was a valuable green wedge.

The Town Clerk had now received correspondence from Berry's, on behalf of the applicant. They stated that they had talks with conservation officer and the planner, and it seemed that two dwellings would be more suitable and would fit the site well.

They had taken on board all comments and retained the house at the end (plot 2) to show a clear finality to the development. The dwellings had both gardens to the west, east and north. The gardens to the west would receive the evening sun and the gardens to the north would receive daylight sun ensuring their residential amenity was suitable. The shading arcs of the trees covered only a small corner of plot 2 where there weren't any windows, therefore having a negligible impact and would only cover the left corner of plot 3 also having a very small impact. This level of impact would not be detrimental to their residential amenity and the houses would still get plenty of light especially from the north, east and west where predominantly their windows were.

The layout and number of dwellings had been entirely altered and the dwellings would no longer be cramped. The dwellings now occupied spacious primary, secondary and front gardens none of which would be compromised by the adjacent woodland. The ratio of building to amenity was now suitable and the site now looked natural and its flow through the site without linearity allowed the site to be much less suburban than previous schemes.

Additionally, this proposal retained all trees bar one category C tree. When this was compared to the extant consent which could be built out, demonstrated a vast improvement.

The dwellings now sat comfortably within the site, with large gardens and as such they hoped they had now resolved any concerns of overdevelopment. The properties would still be smaller than the

original dwelling which was approved on the site and would be much more suited to the surrounding character. They confirmed there would be a formal re-consultation for this application.

Members commented that the new proposal for 2 dwellings instead of 3 was clearly better.

RESOLVED:

That the Town Council will await the formal re-consultation before making any further comment on this application.

04/24 HIGHWAY ORDERS

04.1 Consultation: Howard Street, Castle Gates, Shrewsbury, SY1 2LF – Proposed Base station upgrade.

An email had been sent to the Town Council from Cornerstone who wished to consult with the Town Council and seek views on their proposal before proceeding with the works. They intended to utilise its permitted development rights as identified in Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and in accordance with the Electronic Communications Code (as amended).

The proposal was the replacement of existing 15M K3 Monopole with phase 3 headframe with proposed 20m CU Phosco phase 4.5 monopole c/w 4.9 headframe, 6 no antennae, 1 no 0.6m dish, existing cabinets to be refreshed internally and ancillary development thereto. Drawings had been sent alongside their letter.

The Town Clerk confirmed that the email had already been sent to Councillors Green and Mosley as it was within/near their wards.

RESOLVED:

That the Town Council raises no objections to the proposal and comments be conveyed to Cornerstone.

04.2 Consultation: Proposed permanent One-Way restriction on New Street, Shrewsbury

Shropshire Council proposed to place the following One-Way restriction for motorised traffic onto New Street, Shrewsbury: That the length of A488 New Street situated from its junction with Park Avenue to Quarry View, in a north-easterly direction. Committee were asked for any comments regarding the proposal.

RESOLVED:

That the Town Council supports proposals to make the temporary one-way restriction on New Street permanent. In so doing the Town Council wishes to see the temporary physical measures are reviewed and more permanent infrastructure is installed.

05/24 TREE PRESERVATION ORDERS

There were no Tree Preservation Orders for consideration.

06/24 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

07/24 PLANNING APPLICATIONS

07.1 Schedules of Planning Applications

The Deputy Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area, which had been registered between 13 April 2024 – 3 May 2024.

RESOLVED:

- (i) **That the following comments be submitted to Shropshire Council:**

1.	24/01676/TCA	Little Nearwell 3 Longmeadow Drive Shrewsbury Shropshire SY2 6NA	To reduce in height by three metres 2no. Lawson Cypress (T1 & T2) within Shrewsbury Conservation Area	No Objection
2.	24/01667/TCA	15 Sutton Road Shrewsbury Shropshire SY2 6DE	Dismantle to ground level 1no. Leylandii (T1) within Shrewsbury Conservation Area	No Objection

Whilst the Town Council has no objections to this application, Members would like to see the tree being replaced.

3.	24/01625/ADV	WHSmith 25 - 26 Pride Hill Shrewsbury Shropshire SY1 1DQ	1no non illuminated folded aluminium panel and 1no vinyl graphic	No Objection
4.	24/01482/FUL	Steam Wagon Inn Mount Pleasant Road Shrewsbury Shropshire SY1 3EP	Installation of 3No. rapid electric vehicle chargers and associated electrical feeder pillar	No Objection
5.	24/01493/FUL	2B The Mount Shrewsbury Shropshire SY3 8PS	Change of use of existing cottage and outbuildings with associated alterations to provide 2 additional dwellings	No Objection
6.	24/01572/FUL	20 Longden Avenue Shrewsbury Shropshire SY3 7RJ	Erection of a first-floor side extension and a front porch	Objection

The Town Council object to this application. Whilst the property is not located within the Conservation Area and the Committee are not opposed to extending, the proposed design is unusual compared to the traditional house designs in this location. The proposed design is out of character and not in keeping with the area. The proposed extension would make a large visual impact on the street scene with its bulky and dominant design.

7.	24/01567/FUL	The Belvidere School Crowmere Road Shrewsbury Shropshire SY2 5LA	Erection of a new STEM teaching pod	No Objection
8.	24/01537/FUL	16 Mayfield Drive Shrewsbury Shropshire SY2 6PB	Demolition of existing front wall and erection of a new front wall to include 2no automatic gates for in/out vehicle access, and a pedestrian gate	Representation

Whilst the Town Council do not object to this application per se, Members do fully support the Shropshire Council Tree Officer comment and agree that an Arboricultural Method Statement should be provided to ensure the protection of the Silver Birch trees.

9.	24/01603/TCA	Bucks Head Inn Frankwell Shrewsbury Shropshire SY3 8JR	Works to trees (See Report) within Shrewsbury Conservation Area	No Objection
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The Town Council do not object to this application but T24 is shown outside of the property and would need the landowners consent for the works.

10.	24/01586/LBC	National Westminster Bank 8 Mardol Head Shrewsbury Shropshire SY1 1HE	Urgent maintenance repairs to the flat roofs and roof lantern to the rear of the building	No Objection
11.	24/01499/FUL	The Hop and Friar 5 - 6 St Julians Friars Shrewsbury Shropshire SY1 1XL	Removal of existing temporary shelter and erection of a timber public house shelter	No Objection
12.	24/01478/FUL	46 Porthill Gardens Shrewsbury Shropshire SY3 8SQ	Replacement single storey rear and side extension and minor alterations to the existing first floor rear facing windows	No Objection
13.	24/01589/TCA	89 The Mount Shrewsbury Shropshire SY3 8PH	Reduction by approximately 1- 2m over entire canopy and removal of deadwood and rubbing branches from 1no. Cherry tree (T1) within Shrewsbury Conservation Area	No Objection
14.	24/01480/FUL	25 Corsten Drive Shrewsbury Shropshire SY2 5TJ	Erection of single storey rear extension and garage conversion	No Objection
15.	24/01562/TCA	The Vicarage St Georges Street Shrewsbury Shropshire SY3 8QA	Coppice to 15cm in height 1no Hazel (T6), end reduction of longest limbs to clear cables of 1no Silver Birch (T8), reduce limbs in contact with fence of 1no Laurel (T9), fell 1no Elder (T11) & reduce to previous pruning points at 1m above ground level 2no Buddleia (T13	No Objection

			& G1) within Shrewsbury Conservation Area	
16.	24/01551/TCA	22 North Street Shrewsbury Shropshire SY1 2JG	Crown and height reduction of 1no. Plum (see schedule) within Shrewsbury Conservation Area	Permission granted by Shropshire Council prior to the meeting
17.	24/01462/TPO	3 Roman Close Shrewsbury Shropshire SY3 7HZ	Reduce side branches extending towards house by approx. 1-2m and crown lift by approx. 3m of 1no Copper Beech protected by the Shrewsbury & Atcham Borough Council (111 Roman Road) Tree Preservation Order 2005 (Ref: SA/414)	No Objection
18.	24/01434/FUL	48 Underdale Road Shrewsbury Shropshire SY2 5DT	Annexe building formed by conversion of existing garage and addition of side and rear extension	Representation

Whilst the Town Council do not object to this application per se as the roof line has been lowered from previous applications, Members still believe that parking would be an issue in this location. Members also request that conditions are established which ensures that the new building remains ancillary to the main property and cannot be sold as a separate residence.

19.	24/01399/FUL	Christian Science Society 6A Greyfriars Bridge Shrewsbury Shropshire SY3 7DS	Change of use from Christian Science Reading Rooms to artist's studio/workshop, alterations to fenestration, cladding to external elevations and addition of solar panels.	Representation
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Whilst the Town Council do not object to this application per se, Members would like to see more information on all the materials being used and in particular the proposed materials for the gate/wall. As this is an important thoroughfare the materials must look correct. The Committee fully support the building being updated but would like further information before fully agreeing to the application.

20.	24/01425/FUL	10 Valentine Drive Shrewsbury Shropshire SY2 5WY	Erection of timber framed lean to structure to rear elevation	No Objection
21.	24/01421/FUL	10 Woodfield Road Shrewsbury Shropshire SY3 8HZ	Part single part two storey extension to side and rear and associated alterations to provide additional living accommodation	No Objection
22.	24/00852/FUL	80 King Street Shrewsbury Shropshire SY2 5ET	Replacement of existing wooden single glazed sash windows with upvc wood grain effect double glazed sash windows to front elevation (Article 4 Direction)	Objection

The Town Council object to the use of UPVC windows and timber frames should be used. Members fully support the comments raised by the Civic Society

23.	24/01296/LBC	Salopian Sports 17 Wyle Cop Shrewsbury Shropshire SY1 1XB	Conversion of existing retail and storage accommodation over 3 floors to provide, retail to ground and basement levels and No7 self-contained apartments to the upper floors access via a new door at street level	Objection
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The Town Council object to this application on the grounds of overdevelopment. There are nationally described space standards of 37m² for a one bed property. All proposed apartments are far smaller than this. The Town Council has no objections to the principle of apartments in this location but would suggest that the internal designs are amended to reduce the number of units so that all meet the described space standards.

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07.2 Schedule of Planning Decisions

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 13 April 2024 – 3 May 2024.

RESOLVED:

That the variance of planning decisions between the period 13 April 2024 – 3 May 2024 be noted.